



GRASSROOTS
REALTY GROUP

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**1945 15 Avenue SE
Medicine Hat, Alberta**

MLS # A2246004



\$335,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Crestwood-Norwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 670 sq.ft. | Age: | 1954 (71 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Additional Parking, Double Garage Detached, RV Access/Parking | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Private | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-LD |
| Foundation: | Block | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Vinyl Windows | | |

Inclusions: Kitchen island, laundry area cabinets, primary bedroom cabinets, shed, gazebo, A/C unit, laundry sink

Beautiful garden sanctuary. This adorable little home has so many great features, but the private back garden is second to none! With a cozy gazebo nook and lovely privacy foliage, whether you love to garden or not this backyard oasis is the perfect place to relax and unwind. Comes complete with a huge heated garage, RV parking and two additional parking spaces. Inside the home is updated with a warm and cozy feel. Three bedrooms, a den/office and 2 bathrooms give you plenty of room and storage whether you're a young family or looking to downsize. The bright and airy kitchen has a gorgeous custom made moveable island and durable quartz countertops. Once you move in you won't have to lift a finger as everything has already been upgraded. Shingles-2017, Furnace-2010, HWT-2022, newer windows, and flooring. In addition you will find an upgraded 100 amp panel, city water valve and the sewer line to the street has been professionally fitted with a fibreglass liner guaranteed to protect against tree roots. To top it off this house is located in a fantastic little Crestwood neighbourhood, close to schools, shopping, pools and parks. Don't miss your chance to view this gem!